

STAFF REPORT

Meeting Date: March 19, 2003

Consent

**LAFCO CASE
NAME & NO.:**

03-02 Ojai Valley Sanitary District Annexation – Batterton

PROPOSAL:

Annexation of a parcel and a portion of Edison Drive into the Ojai Valley Sanitary District for the purposes of providing sanitary sewer service for a residence.

PROPONENT:

Ojai Valley Sanitary District by Resolution.

SIZE:

Approximately 1.25 acres

LOCATION:

The proposal area is in the Casitas Spring area, east of Highway 33 and south of Ranch Road, addressed as 8415 Edison Drive Road, in the City of Ojai's Area of Interest.

**ASSESSOR'S
PARCEL NOS:**

061-0-211-185

NOTICE:

This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 03-02) making determinations and approving the Ojai Valley Sanitary District Annexation – Batterton and accept the Notice of Exemption filed by the Ojai Valley Sanitary District.

COMMISSIONERS AND STAFF

COUNTY:

Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:

John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:

Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

PLANNER III:

Hollee Brunsky

CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

	Land Use	Zone District Classification	General Plan Designation
Existing	Single Family Dwelling/Residential	County: R-E; Rural Exclusive, 10,000 sq. ft. minimum	County: UR 2-4; Urban Residential, 2-4 dwelling units/acre
Proposed	No Change	No Change	No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Residential	County: R-E; Rural Exclusive, 10,000 sq. ft. minimum	County: UR 2-4; Urban Residential, 2-4 dwelling units/acre
South	Residential	County: R-E; Rural Exclusive, 10,000 sq. ft. minimum	County: UR 2-4; Urban Residential, 2-4 dwelling units/acre
East	Edison Drive/Residential	County: R-E; Rural Exclusive, 10,000 sq. ft. minimum	County: UR 2-4; Urban Residential, 2-4 dwelling units/acre
West	Ventura River/Ojai Valley Trail	County: R-E; Rural Exclusive, 10,000 sq. ft. minimum	County: UR 2-4; Urban Residential, 2-4 dwelling units/acre

C. Topography, Natural Features and Drainage:

The site is relatively flat with no natural landforms or watercourses on site. .

D. Conformity with Plans:

The proposal area is within the unincorporated area of the County of Ventura, the Ojai Valley Sanitary District's sphere of influence and the City of Ojai's Area of Interest. The parcel is not within the City of Ojai's sphere of influence nor contiguous with the City of Ojai boundaries.

The residential use of the parcel is consistent with the County's General Plan designation of Urban Residential.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is located in an urbanized area, is zoned for residential development and has an existing single family dwelling. There is no agriculture on site, nor is there any surrounding agricultural use. The site is not considered open space nor located within a greenbelt. There will be no impact on agricultural or open space lands.

3. Population:

The proposal area contains one single-family residence. The site is considered uninhabited as there are less than 12 registered voters.

4. Services and Controls – Need, Cost, Adequacy and Availability:

The Ojai Valley Sanitary District has issued a Letter of Sewer Availability for this parcel indicating the District is willing to provide sanitary sewer services to an existing single-family dwelling. Sewer service will be available immediately after annexation and the installation of a sewer connection.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal area is presently within tax rate area 91068 (\$1.091172). Upon completion of this annexation the areas will be assigned to a new tax rate area.

The total assessed value of the parcel per the 2002-2003 tax roll is \$11,588.

The Ojai Valley Sanitary District assumed the general obligation bonded indebtedness of the former Meiners Oaks Sanitary District. The entire District is responsible for certificates of participation funding for the rehabilitation of the City of Ojai Project and a State Revolving Loan funding for the Treatment Plant Improvement Project completed in 1997. The indebtedness is to be repaid through special assessments collected with property taxes. Operation and maintenance of OVSD lines and facilities are financed by monthly sewer service charges.

7. Environmental Impact of the Proposal:

Ojai Valley Sanitary District is the lead agency for this proposal, found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures. As the sanitary sewer connection is to serve a single-family dwelling, the categorical exemption is appropriate for this proposal.

8. Regional Housing Needs

The proposal is for an annexation to the Ojai Valley Sanitary District. This proposal will have no affect on the fair share of the regional housing needs for the area.

9. Landowner and Annexing Agency Consent:

The applicant certifies that the owner involved in this proposal has given her written consent to annex to the District. The Ojai Valley Sanitary District has requested a waiver of conducting authority proceedings.

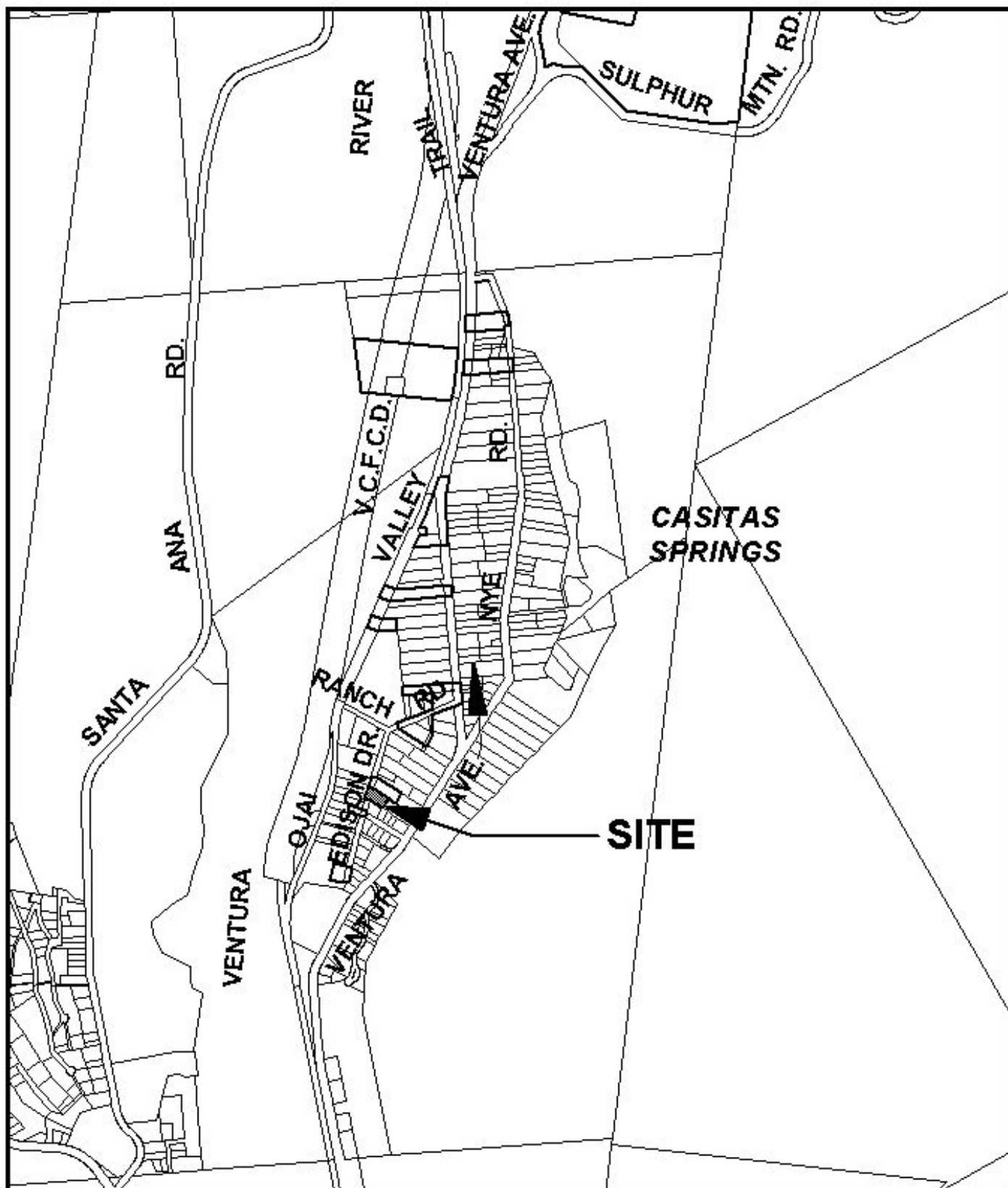
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

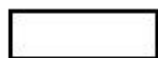
STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 03-02 Resolution



LEGEND

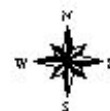


Existing Ojai Valley Sanitary District Boundary



Proposed Annexation Area

LAFCO 03-02
VICINITY MAP



OJAI VALLEY SANITARY DISTRICT ANEXATION
BATTERTON - OVSD NO. 2002-02

1"= 1000'

LAFCO 03-02

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE OJAI VALLEY SANITARY DISTRICT ANNEXATION - BATTERTON

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered and approved on March 19, 2003, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that the owner within the affected territory has given her written consent to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated March 19, 2003 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 03-02 - OJAI VALLEY SANITARY DISTRICT ANNEXATION - BATTERTON**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Section 15319 (a), of the State CEQA Guidelines, and concurs with the lead agency's determination.
- (7) The Commission directs staff to file a Notice of Exemption in the same manner as the lead agency under Section 15062.
- (8) Satisfactory proof has been given that the that the landowner within the affected territory has given her written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the annexation is approved without further notice, election or hearing. (Government Code Section 56837[c]).

This resolution was adopted on March 19, 2003

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

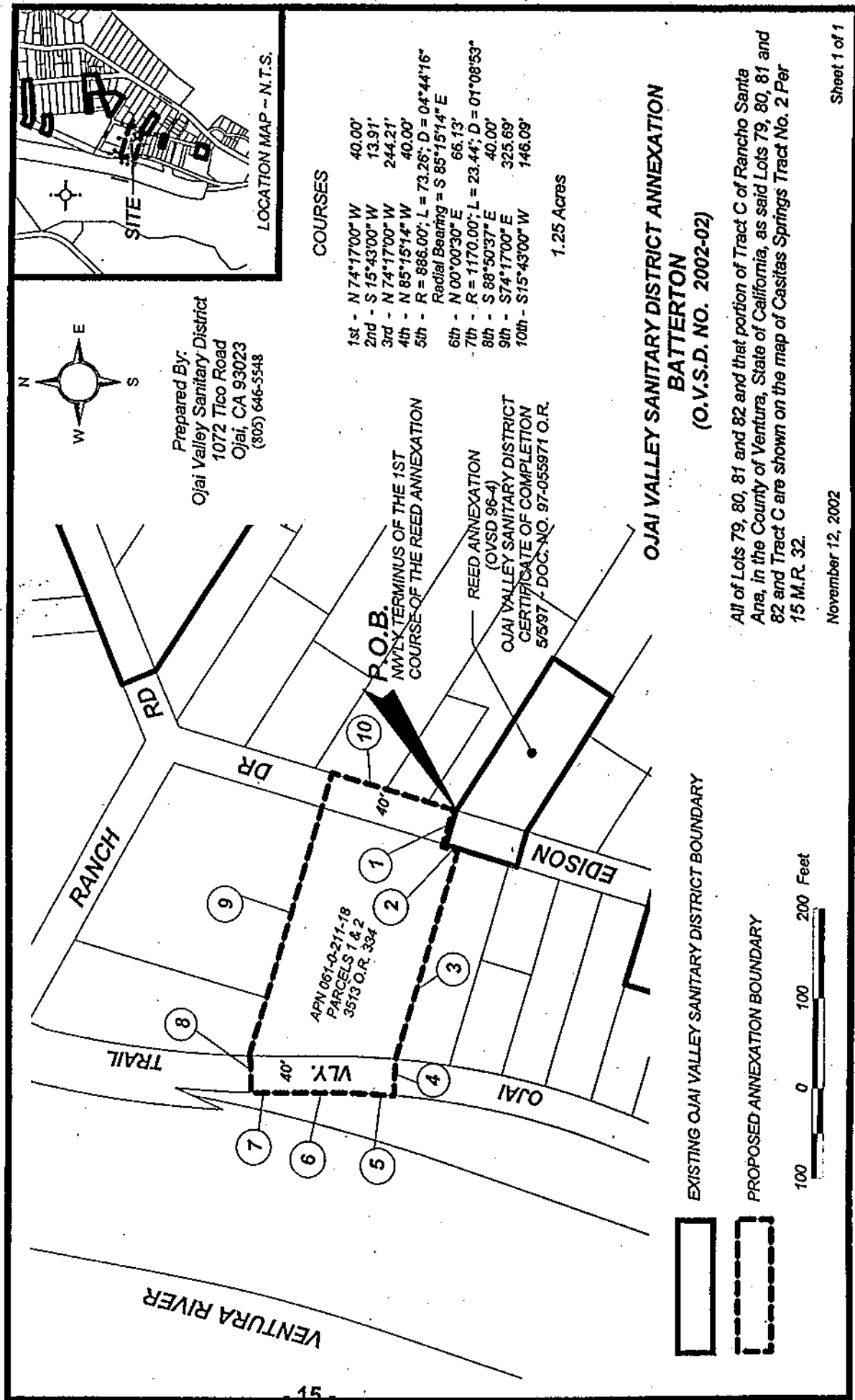
Copies: Ojai Valley Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jell Rawlins*

Date: 2/27/03

03-02



**OJAI VALLEY SANITARY DISTRICT ANNEXATION
BATTERTON
(O.V.S.D. NO. 2002-02)**

All of Lots 79, 80, 81 and 82 and that portion of Tract C of Rancho Santa Ana, in the County of Ventura, State of California, as said Lots 79, 80, 81 and 82 and Tract C are shown on the map of Casitas Springs Tract No. 2, recorded in the office of the County Recorder of said County, in Book 15, Page 32 of Miscellaneous Records, described as follows:

Beginning at a point in the easterly line of Edison Drive, 40.00 feet wide, said point also being the northwesterly terminus of the 1st course of the Reed Annexation (OVSD 96-4) to the Ojai Valley Sanitary District, as shown on the Certificate of Completion recorded on May 5, 1997 in the office of said County Recorder as Document No. 97-055971 of Official Records; thence, along the existing boundary of said Ojai Valley Sanitary District by the following two courses:

- 1st - North $74^{\circ}17'00''$ West 40.00 feet to the westerly line of said Edison Drive, 40.00 feet wide; thence, along said westerly line,
- 2nd - South $15^{\circ}43'00''$ West 13.91 feet to the most southerly corner of said Lot 79; thence, along the southwesterly line of said Lot 79 and the northwesterly prolongation thereof,
- 3rd - North $74^{\circ}17'00''$ West 244.21 feet to the easterly line of the Ojai Valley Trail, 40.00 wide, formerly Southern Pacific Railroad; thence,
- 4th - North $85^{\circ}15'14''$ West 40.00 feet to a point in the westerly line of said Ojai Valley Trail, 40.00 feet wide, said point being in a curve concaved westerly, having a radius of 886.00 feet, and having a radial to said point that bears South $85^{\circ}15'14''$ East; thence, along said curve,
- 5th - Northerly 73.26 feet through a central angle of $04^{\circ}44'16''$; thence,
- 6th - North $00^{\circ}00'30''$ East 66.13 feet to the beginning of a curve concaved easterly and having a radius of 1170.00 feet; thence, along said curve,
- 7th - Northerly 23.44 feet through a central angle of $01^{\circ}08'53''$; thence, along a radial to said curve,
- 8th - South $88^{\circ}50'37''$ East 40.00 feet to the intersection of said easterly line of said Ojai Valley Trail, 40.00 feet wide, and the northwesterly prolongation of the northeasterly line of said Lot 82; thence, along said prolongation, northeasterly line and the southeasterly prolongation thereof,

9th - South 74°17'00" East 325.69 feet to said easterly line of Edison Drive, 40.00 feet wide; thence, along said easterly line,

10th - South 15°43'00" West 146.09 feet to the point of beginning and containing 1.25 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jell. Rawburt*

Date: *2 / 27 / 03*